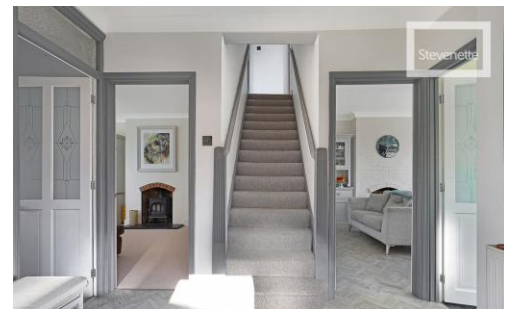


Stevenette



70 Dukes Avenue

Theydon Bois, Essex, CM16 7HF

£875,000

PROPERTY FEATURES

- Established Semi-Detached House
- 3 Bedrooms
- 2 Bath / Shower Rooms
- Good Off-Street Parking
- Gas Central Heating (Modern Boiler)
- Double Glazing

FULL DESCRIPTION

An immaculate established semi-detached house that stands in a generous corner plot that backs onto rolling countryside. Plans have been approved for a programme of extension, and, in the agent's opinion, there may be scope to extend to a further degree (subject to all necessary permissions). The house stands in an enviable corner plot that widens at the rear and offers a wonderful garden with a sizeable garden room/ home office. Dukes Avenue is just minutes' walk from the village shops, village green, school and Central Line station.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 56" x 11' 6" (6.3m x 3.51m)

Multi-fuel stove.

DINING ROOM

13' 10" x 11' 5" (4.22m x 3.48m)

Built-in storage cupboard and patio doors opening to the garden.

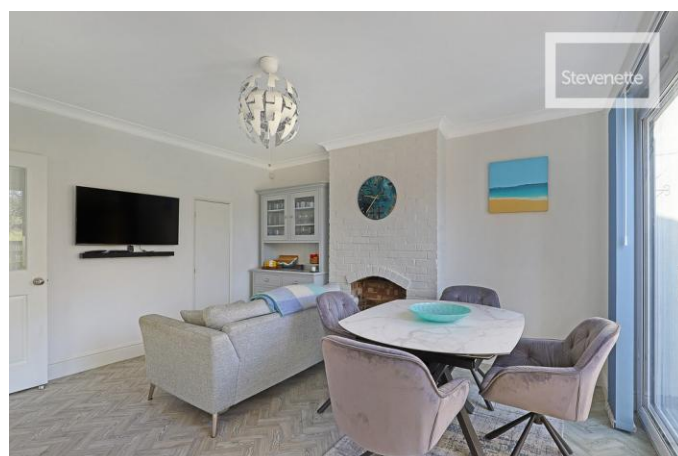
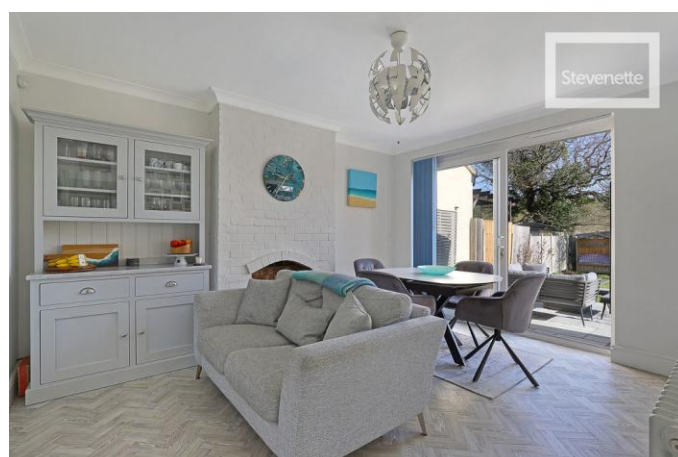
KITCHEN

9' 11" x 8' 6" (3.02m x 2.59m)

Recently fitted with units incorporating an electric oven, induction hob, microwave, washing machine, dishwasher and refrigerator. Concealed Vaillant combi boiler.

SHOWER ROOM & WC

7' 9" x 6.3' 11" (2.36m x 2.11m)



BEDROOM 3

9' 0" x 6' 11" (2.74m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM 1

13' 9" x 12' 3" (4.19m x 3.73m)

Measured up to a full bank of fitted wardrobes which have, behind them, access into the eaves for storage.

EN-SUITE BATHROOM & WC

9' 6" x 6' 1" (2.9m x 1.85m)

BEDROOM 2

15' 4" max x 14' 6" max (4.67m x 4.42m)

Measured into the walk-in bay window. Eaves storage access.

EXTERIOR

The house is approached over a paved driveway that gives good parking. To the side of the house is a:

GARAGE / STORE

7' 8" x 14' 11" (2.34m x 4.55m)

The rear section of the building includes a:

STORE

7' 10" x 4' 1" (2.39m x 1.24m)

GARDEN

The rear garden extends to roughly 18m/59ft in length and is laid to lawn with attractive paved patio and pathways.

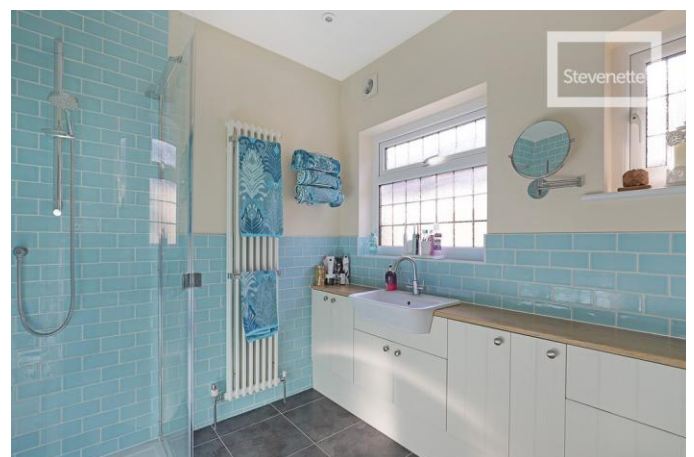
SUMMER HOUSE / HOME OFFICE

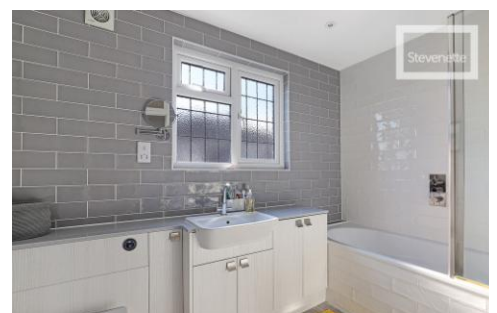
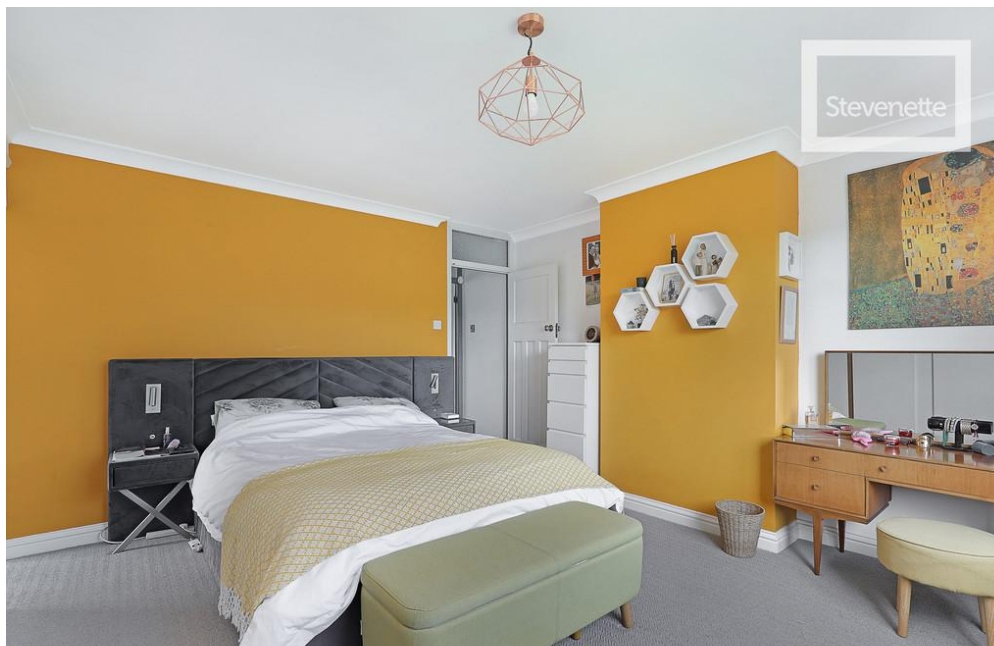
15' 8" x 9' 1" (4.78m x 2.77m)

Electric power and light connected.

PLANNING PERMISSION

Under reference EPF/1677/22 planning permission was granted for a scheme of extension including, to the ground floor, an open plan rear extension, further sitting room and utility with, to the first floor, a second shower room & WC.





SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

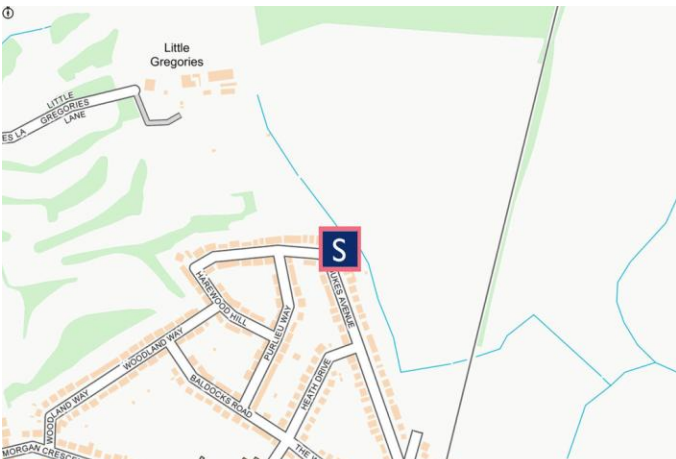
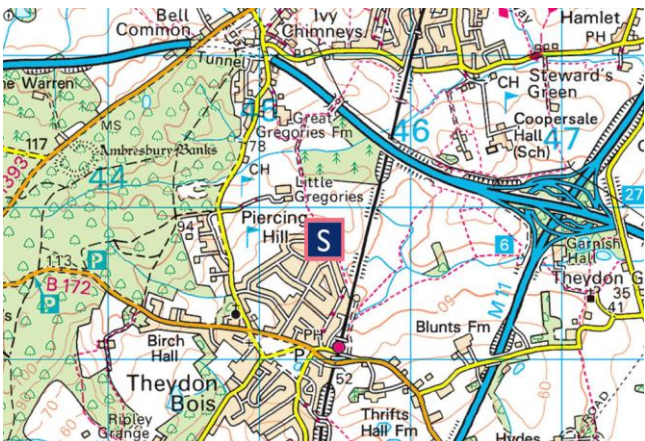
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.


SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Theydon Bois Primary School and Epping St John's Senior School.

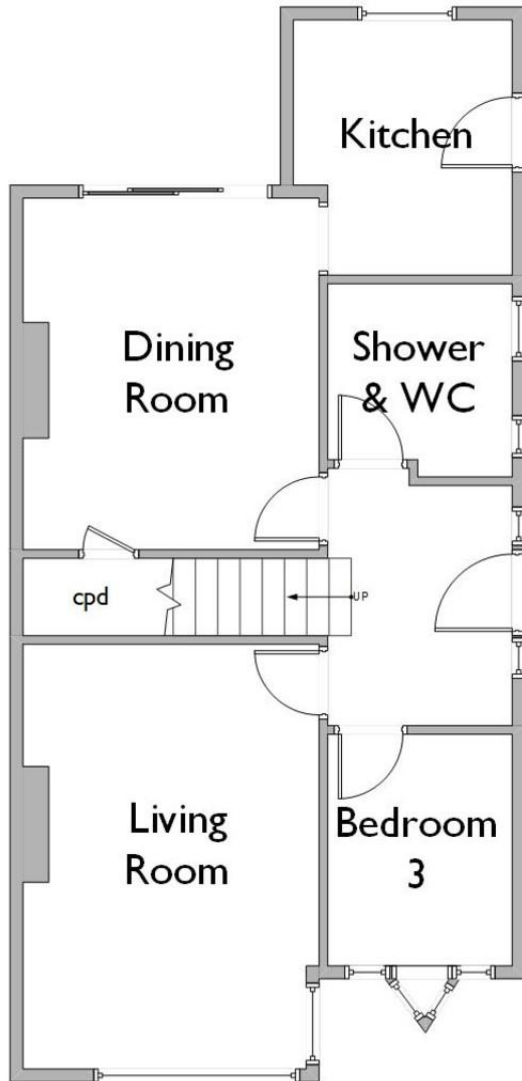
TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

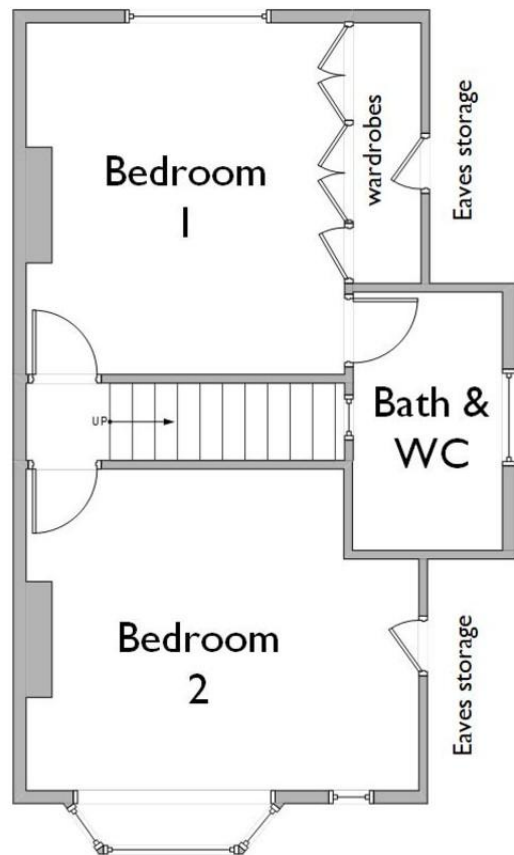


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Gross Internal Floor Area:
Approximately
1180 sq.ft. / 110 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements